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City planning
Housing

Tiburon
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HOUSING ELEMENT
General Plan
City of Tiburon,
Tiburon, California

Adopted by
Tiburon City Council
on June 10, 1974

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May 9, 1974 (Revised)

HOUSING ELEMENT
General Plan
City of Tiburon
Tiburon, California

CITY COUNCIL

Al Aramburu, Mayor
George Ellman
Allan Littman
Bruce Ross
Donald Tayer

HOUSING SUB-COMMITTEE

Susan Fraser
Alvin Kuhn
Harry Matthews

PLANNING COMMISSION

Charles Bassett, Chairman
Harold Edelstein
Susan Fraser
Alvin Kuhn
William Lukens
Harry Matthews
Robert Wayne

HOUSING GOALS COMMITTEE

Hans Roenau, Chairman
Marjorie Park
Dick McAfee
Herb Wenig
Sandra Ogden
Richard Weinstein

CITY MANAGER

Robert L. Kleinert

CITY PLANNING STAFF

Robert E. Fosnot, Director of Community Development
Phil V. Scott, Development Administrator
Andrew E. Hahto, Planning Assistant
Jean E. Ellingsen, Planning Secretary

CONSULTANT

William Liskamm, A. I. A., A. I. P.

May 9, 1974 (Revised)

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Phil V. Scott, Development Administrator
Andrew E. Hahn, Planning Assistant
Joan E. Willigsen, Planning Secretary

CONSULTANT

William Luskens, A. I. A., A. I. P.

RESOLUTION NO. 151

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF TIBURON APPROVING A HOUSING ELEMENT AS PART OF
THE GENERAL PLAN OF THE CITY OF TIBURON AND RE-
COMMENDING THAT THE CITY COUNCIL ADOPT SAID PLAN.

WHEREAS: Section 65302 of the Government Code of the State of California
requires that all general law cities prepare and adopt a Housing Element as
part of their General Plan; and

WHEREAS: the Planning Commission has held public hearings in accordance
with Section 65351 of the Government Code to consider said Housing Element; and

WHEREAS: the Housing Element approved by this resolution is based on
a composite of the reports, and studies as shown in the appendix to the
Tiburon Housing Element Text.

NOW, THEREFORE, BE IT RESOLVED that the Tiburon Housing Element, consisting
of the text contained in the attached document entitled "Tiburon Housing Element
Text", dated June 5, 1974, is hereby approved and recommended for adoption by
the City Council, as the interim Housing Element of the General Plan of the
City of Tiburon pending further refinement and completion of other Elements
of the General Plan.

PASSED AND ADOPTED at a regular meeting of the Tiburon
Planning Commission on June 5, 1974, by the following vote:

AYES: COMMISSIONERS: Fraser, Kuhn, Matthews, Lukens

NOES: COMMISSIONERS: Bassett, Edelstein

ABSENT: COMMISSIONERS: Wayne

CHARLES BASSETT, Chairman
Tiburon Planning Commission

ROBERT FOSNOT, Secretary/Director
Tiburon Planning Commission

Draft date: 5/31/74

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TIBURON APPROVING A HOUSING ELEMENT AS PART OF THE GENERAL PLAN OF THE CITY OF TIBURON AND RECOMMENDING THAT THE CITY COUNCIL ADOPT SAID PLAN.

WHEREAS: Section 6702 of the Government Code of the State of California requires that all general law cities prepare and adopt a Housing Element as part of their General Plan; and

WHEREAS: the Planning Commission has held public hearings in accordance with Section 6701 of the Government Code to consider said Housing Element; and

WHEREAS: the Housing Element approved by this resolution is based on a composite of the reports, and studies as shown in the appendix to the Tiburon Housing Element;

NOW, THEREFORE, BE IT RESOLVED that the Tiburon Housing Element, consisting of the text contained in the attached document entitled "Tiburon Housing Element", dated June 5, 1974, is hereby approved and recommended for adoption by the City Council, as the Tiburon Housing Element of the General Plan of the City of Tiburon pending further refinement and completion of other Elements of the General Plan.

PASSED AND ADOPTED at a meeting of the Tiburon Planning Commission on June 5, 1974, by the following vote:

AYES:	COMMISSIONERS:	Tracy, Rubin, Matthews, Lukens
NOES:	COMMISSIONERS:	Bessner, Edelstein
ABSENT:	COMMISSIONERS:	Wayne

THOMAS BARRETT, Chairman
Tiburon Planning Commission

ROBERT FOSNOT, Secretary/Director
Tiburon Planning Commission

Dated this: 5/27/74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TIBURON APPROVING A HOUSING ELEMENT AS PART OF
THE GENERAL PLAN OF THE CITY OF TIBURON.

WHEREAS: Section 65302 of the Government Code of the State of California requires that all general law cities prepare and adopt a Housing Element as part of their General Plan; and

WHEREAS: this Element sets forth a goal and supporting policies which will serve as a guide for the future planning and development of the City; and

WHEREAS: the Housing Element is based on a composite of the reports, and studies as shown in the appendix to the Tiburon Housing Element; and

WHEREAS: the Planning Commission has held public hearings in accordance with Section 65351 of the Government Code to consider said Housing Element and has recommended approval of said Element to the City Council for adoption.

WHEREAS: the City Council has held a public hearing in accordance with Section 65355 of the Government Code to consider said Housing Element; and

NOW, THEREFORE, BE IT RESOLVED that the Tiburon Housing Element, consisting of the text contained in the attached document entitled "Tiburon Housing Element Text", dated June 5, 1974, is hereby approved and adopted by the City Council, as the Housing Element of the General Plan of the City of Tiburon.

PASSED AND ADOPTED at a regular meeting of the Tiburon City Council on June 10th, by the following vote:

AYES:	COUNCILMEN:	Mayor Aramburu, Ellman, Littman, Tayer
NOES:	COUNCILMEN:	None
ABSENT:	COUNCILMEN:	Ross

ALBERT ARAMBURU
Mayor of the City of Tiburon

ATTEST:

ROBERT KLEINERT/City Clerk/Manager

Draft Date: 6/7/74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TIBURON APPROVING A HOUSING ELEMENT AS PART OF
THE GENERAL PLAN OF THE CITY OF TIBURON.

WHEREAS: Section 65302 of the Government Code of the State of California requires that all general law cities prepare and adopt a Housing Element as part of their General Plan; and

WHEREAS: this Element sets forth a goal and supporting policies which will serve as a guide for the future planning and development of the City; and

WHEREAS: the Housing Element is based on a composite of the reports, and studies as shown in the appendix to the Tiburon Housing Element; and

WHEREAS: the Planning Commission has held public hearings in accordance with Section 65321 of the Government Code to consider said Housing Element and has recommended approval of said Element to the City Council for adoption.

WHEREAS: the City Council has held a public hearing in accordance with Section 65325 of the Government Code to consider said Housing Element; and

NOW, THEREFORE, BE IT RESOLVED that the Tiburon Housing Element, consisting of the text contained in the attached document entitled "Tiburon Housing Element Text", dated June 5, 1974, is hereby approved and adopted by the City Council, as the Housing Element of the General Plan of the City of Tiburon.

PASSED AND ADOPTED at a _____ meeting of the Tiburon City Council on _____, by the following vote:

AYES:	COUNCILMEN	Mayor Aramburo, Eisman, Littman, Tayer
NOES:	COUNCILMEN	None
ABSENT:	COUNCILMEN	Ross

ALBERT ARAMBURO
Mayor of the City of Tiburon

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CITY OF TIBURON

HOUSING ELEMENT

June 5, 1974

1.0 INTRODUCTION

In 1969, the California legislature made it mandatory that all cities and counties have prepared and adopt a housing element as a portion of their general plans. The housing element, required by Government Code Sections 65302 and 65303, must be consistent and compatible with the other general plan elements.

In general, the Government Code stipulates that local governments must adopt ". . . a housing element consisting of standards and plans for the improvement of housing and provision of adequate sites for housing . . . this element of the plan shall endeavor to make adequate provision for the housing needs of all economic segments of the community".

The Housing Element of the General Plan is designed to determine housing needs for present and future populace of Tiburon and to provide a comprehensive guide of policies and programs for the development and improvement of residential areas within the City.

The City of Tiburon has been involved in housing and housing element programs through specific actions such as Hilarita and the inclusion of low and moderate income housing for the elderly in the adopted 1970 Downtown Plan and through participation in the City-County Planning Council and the County-Wide Plan. Specific work on a Housing Element for the City of Tiburon's General Plan has been accomplished by a Committee appointed for that purpose, which has produced the Housing Goals that are described in this Element.

In addition to the requirements of State law, a housing element is needed at this time, specifically to measure and control the effect on housing of current environmental considerations, growth issues, open space, transportation, and other considerations.

2.0 PURPOSE

In general, it is the purpose of the Housing Element of the General Plan to identify the community's housing goals and policies, existing conditions, problems and obstacles, citizen involvement process, and implementation and action programs to insure that the Housing Element remains current with community needs.

3.0 CITIZEN PARTICIPATION

As described above the City's Housing Element has had considerable input from the residents of the community. A special Housing Committee, appointed for this purpose, has been active in the preparation of this Housing Element. (See Title Page for Committee Members.) This group, together with the Planning Commission itself, the Design Review Board, the Homeowners Associations, the Tiburon Ecumenical Association, as well as the City-County Planning Council, has been very active in workshop sessions, reviews and hearings on the City's Housing Element. These groups should be encouraged to continue their interest and active participation.

HOUSING ELEMENT

June 2, 1970

1.0 INTRODUCTION

In 1962, the California Legislature made it mandatory that all cities and counties have prepared and adopt a housing element as a portion of their general plans. The housing element, required by Government Code Sections 65302 and 65303, must be consistent and compatible with the other general plan elements.

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The Housing Element of the General Plan is designed to determine housing needs for present and future populace of Tiburon and to provide a comprehensive guide of policies and programs for the development and improvement of residential areas within the City.

The City of Tiburon has been involved in housing and housing element programs through specific actions such as Hillside and the inclusion of low and moderate income housing for the elderly in the adopted 1970 Master Plan and through participation in the City-County Planning Council and the County-Wide Plan. Specific work on a Housing Element for the City of Tiburon's General Plan has been accomplished by a Committee appointed for that purpose, which has produced the Housing Goals that are described in this Element.

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4.0 INTER-GOVERNMENTAL AND INTER-AGENCY COORDINATION

Coordination of housing plans and programs with the various governmental units and quasi public bodies is essential in order to provide for the housing needs of all segments of the market.

Tiburon's Housing Element has been coordinated with the following:

1. The Regional Housing Element of the Association of Bay Area Governments (ABAG) and other regional agencies.
2. The Housing Element of the County-Wide Plan.
3. The Housing Elements of Belvedere, Corte Madera, Mill Valley and Strawberry.
4. The plans and programs of Federal and State Agencies.

5.0 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is directly related to, and must be consistent with, other General Plan Elements including Land Use, Circulation, Open Space, Recreation, Conservation, Noise, Seismic and Public Safety, Community Facilities and the Downtown Plan. As the other General Plan Elements are developed, they should be reviewed and any inconsistencies between Elements should be resolved.

6.0 HOUSING GOAL

It is the goal of the City of Tiburon to provide a realistic choice and supply of housing to meet the present and future needs of the community.

7.0 SUPPORTING POLICIES

The City shall:

1. Encourage housing opportunities for all persons to purchase or rent adequate housing facilities of their choice, regardless of their age, race, creed, color or sex.
2. Relate housing development with the complete process of community planning and improvement to retain the residential character and natural beauty of the area.
3. Require a share of moderate income housing within new multiple dwellings consistent with the needs of the community.
4. Avoid concentration of moderate income housing in any one area.
5. Encourage home ownership as well as rental units for both single and multi-family dwellings of all income levels.
6. Encourage architectural excellence and harmony with the physical environment.

Coordination of housing plans and programs with the various governmental units and quasi public bodies is essential in order to provide for the housing needs of all segments of the market.

Tiburon's Housing Element has been coordinated with the following:

1. The Regional Housing Element of the Association of Bay Area Governments (ABAG) and other regional agencies.
2. The Housing Element of the County-Wide Plan.
3. The Housing Elements of Marin, Contra Costa, Alameda, San Francisco and San Mateo Counties.
4. The plans and programs of Federal and State Agencies.

5.0 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is directly related to, and must be consistent with, other General Plan Elements including land use, circulation, open space, recreation, conservation, noise, safety and public safety, community facilities and the Downtown Plan. As the other General Plan Elements are developed, they should be reviewed and any inconsistencies between Elements should be resolved.

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2. Relate housing development with the complete process of community planning and improvement to retain the residential character and natural beauty of the area.
3. Provide a share of moderate income housing within new multiple dwellings consistent with the needs of the community.
4. Avoid concentration of moderate income housing in any one area.
5. Encourage home ownership as well as rental units for both single and multi-family dwellings of all income levels.
6. Encourage architectural excellence and harmony with the physical environment.

7. Wherever possible, locate housing for moderate income people in the vicinity of transportation, schools, stores and recreational facilities. Some moderate income housing may be appropriately located above commercial uses and parking facilities.
8. Encourage cluster housing, where appropriate, to preserve the natural environment.

8.0 PROBLEMS AND OBSTACLES

There are problems and obstacles which prevent the aforementioned City Housing Goal from being attained. These problems and obstacles involve issues which go well beyond the boundary and jurisdiction of Tiburon, while many of them have implications which go far outside the realm of "housing". Some of the problems and obstacles to providing a realistic choice and supply of housing within Tiburon are briefly discussed below.

8.1 Economics

Economic issues include the high cost of land, construction, financing, high taxes, and the lack of available government programs to meet low and moderate income housing goals, high existing sales prices and rental rates.

8.2 Physical

Unique topographical and geological features, drainage problems, accessibility, and the lack of flat buildable sites on the Tiburon Peninsula provides physical limitations for adequate site planning resulting in higher development costs.

8.3 Employment

A limited number of jobs exist on the Tiburon Peninsula for those who would qualify for subsidized housing programs. This fact increases commuting time and transportation problems to major employment centers elsewhere in the County, as well as in Sonoma, San Francisco, and Alameda Counties.

8.4 Social

Some neighborhood and community opposition may exist to the concept of providing subsidized low and moderate income housing, particularly with regard to family size, increasing school tax rates, additional needs and costs of community services and property values. A major obstacle to the provision of subsidized low and moderate income housing in Tiburon is high land values and rental rates.

8.5 Conversions

Concerns exist over the reduction of rental units within the City due to increasing conversions of rental apartment units into condominiums, which are sold. This practice significantly diminishes the number of dwelling units available as rentals, and increases the difficulties for moderate income families to remain in the community.

7. However possible, locate housing for disadvantaged people in the vicinity of transportation, schools, stores and recreational facilities. Some moderate income housing may be appropriately located above commercial uses and parking facilities.

8. Encourage cluster housing, where appropriate, to preserve the natural environment.

8.0 PROBLEMS AND OBSTACLES

There are problems and obstacles which prevent the aforementioned City Planning Goals from being attained. These problems and obstacles involve issues which go well beyond the boundary and jurisdiction of Tiburon while many of them have implications which go far outside the realm of housing. Some of the problems and obstacles to providing a realistic choice and supply of housing within Tiburon are briefly discussed below.

8.1 Economic

Economic issues include the high cost of land, construction, financing, taxes, and the lack of available government programs to rent low and moderate income housing. High existing sales prices and rental rates.

8.2 Physical

Unique topographical and geological features, drainage problems, accessibility and the lack of flat buildable sites on the Tiburon Peninsula provides physical limitations for adequate site planning resulting in higher development costs.

8.3 Employment

A limited number of jobs exist on the Tiburon Peninsula for those who would qualify for subsidized housing programs. This fact increases commuting time and transportation problems for major employment centers elsewhere in the County, as well as in Sonoma, San Francisco, and Alameda Counties.

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Some neighborhood and community opposition may exist to the concept of providing subsidized low and moderate income housing, particularly with regard to family size, increasing school tax rates, additional needs and costs of community services and property values. A major obstacle to the provision of subsidized low and moderate income housing in Tiburon is high land values and rental rates.

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Concerns exist over the reduction of rental units within the City due to increasing conversions of rental apartment units into condominiums, which are sold. This practice significantly diminishes the number of dwelling units available as rentals, and increases the difficulties for moderate income families to remain in the community.

8.6 Institutional

Current Environmental Impact requirements together with Governmental processing, in conformance with building and zoning ordinances, and municipal fees increase the difficulties in meeting the City's housing goals.

8.7 Environmental Quality

The Tiburon Peninsula is unique for its array of environmental amenities and the City of Tiburon has decided that environmental quality considerations should take precedence over the problem of satisfying the continually growing housing demand.

9.0 HOUSING RECOMMENDATION

In addition to the general goal and supporting policies described in this Element, recommended housing objectives developed by the community include:

9.1 Housing Ratio

The City should retain the present predominance of single family residences throughout the community while continuing to provide for a realistic choice and supply of housing. In line with this objective no new Planned Multi-Family Residential Zone (R-3) should be created within the City and all proposals for three or more residential units in an existing zone should be reviewed for their effect on the housing ratio of the City. Specifically, these proposals should be reviewed in terms of their impact on the ratio of single family units to multiple dwelling units (three or more units) and the ratio of rental units to condominium units. Approval of all proposed residential development will not significantly alter the ratio between these housing types as the ratios existed in 1970.

9.2 Moderate Income Housing

In an attempt to meet the City's goals to encourage a variety of dwellings, to provide choice in the supply of housing and to share in alleviating the critical moderate income housing shortage in Marin County and the Bay Area, the City may require that each developer of a proposed multiply dwelling (including condominium conversions) to provide a proportional share of the City's target for this type of housing. This provision would meet the City's supporting policy of avoiding concentration of moderate income housing in any one area, and would offer significant potentials to realize the benefits of current and future moderate income housing funding programs.

9.3 Preservation of Old Tiburon

Old Tiburon should be preserved in a state consistent with the existing buildings in the area and all new residential development should be limited to construction where vacant sites exist, and then only with the most detailed Design Review to insure consistency with the historic quality of this area.

9.4 Condominium Conversions

In order to control and regulate the conversion of apartment units to condominium units the City has developed a Condominium Conversion Ordinance.

Current Environmental Impact requirements to other with Governmental processing, in conformance with building and zoning ordinances, and municipal fees increase the difficulties in meeting the City's housing needs.

9.3. Environmental Quality

The Tiburon Peninsula is unique for its array of environmental amenities and the City of Tiburon has decided that environmental quality considerations should take precedence over the problem of satisfying the continually growing housing demand.

9.4. HOUSING REGULATION

In addition to the general goal and supporting policies described in this Element, recommended housing objectives developed by the community include:

9.4.1. Housing Ratio

The City should retain the present preference of single family residences throughout the community while continuing to provide for a realistic choice and supply of housing. In line with this objective no new Planned Multi-Family Residential Zone (R-3) should be created within the City and all proposals for three or more residential units in an existing zone should be reviewed for their effect on the housing ratio of the City. Specifically, these proposals should be reviewed in terms of their impact on the ratio of single family units to multiple dwelling units (three or more units) and the ratio of rental units to condominium units. Approval of all proposed residential development will not significantly alter the ratio between these housing types as the ratios existed in 1970.

9.4.2. Moderate Income Housing

In an attempt to meet the City's goal to encourage a variety of dwellings, to provide choice in the supply of housing and to share in alleviating the current moderate income housing shortage in Marin County and the Bay Area, the City may require that each developer of a proposed multiple dwelling (including condominium conversions) to provide a proportional share of the City's target for this type of housing. This provision would meet the City's supportive policy of avoiding concentration of moderate income housing in any one area, and would offer significant potential to realize the benefits of current and future moderate income housing funding programs.

9.4.3. Preservation of Old Tiburon

Old Tiburon should be preserved in a state consistent with the existing built-up areas and all new residential development should be limited to construction where vacant sites exist, and then only with the most detailed Design Review to insure consistency with the historic quality of this area.

9.4.4. Condominium Conversions

In order to control and regulate the conversion of apartment units to condominium units the City has developed a Condominium Conversion Ordinance.

9.5 Undeveloped Lands

The adopted Open Space Element and its illustrated map indicate those lands with special Open Space Resource values which should be preserved as permanent Open Space, together with those lands where additional development could be permitted. The City should direct all future development of open lands to those areas indicated for development on the Open Space Element Map. Where consistent with existing zoning, and subject to detailed Design Review, development in these areas can include cluster housing, and other newer building types.

9.6 Existing Residential Neighborhoods

Development in these neighborhoods, where a pattern of specific housing types prevails i.e. single family detached, multiple family, etc., should be limited to structures that complement these prevailing housing types. Areas of predominately single family detached, family oriented housing, where schools, parks and community services have been provided, should be protected from the intrusion of incompatible new buildings, heavier traffic movements, and impacts on the existing family oriented life styles. Programs should be encouraged to maintain these neighborhoods and to enhance their desirability for families.

10.0 MEANS OF OBTAINING OBJECTIVES

10.1 Involvement

Continued involvement by citizen groups, homeowners and other residents' associations, is essential to the review and development of the City's housing programs in direct coordination with the Planning Commission and the City Council.

10.2 Review and Up-Date

City staff and Planning Commission, in close coordination with County and regional staff should continue to assemble housing data and needs, review regional and State forecasts, analyze new private and public funding programs, to insure that the City's housing programs and objectives continue to meet current and projected needs.

11.0 PRIORITIES

Priorities for moderate income housing in Tiburon should go to:

1. Elderly residents;
2. Employees of the City, or of special districts within the City;
3. Existing residents displaced by housing or other programs;
4. Those who work within the community; and
5. New residents.

12.0 IMPLEMENTATION

Many implementation recommendations have been included in the Recommendation Section described above. In addition, the following implementation programs are recommended:

12.1 Indirect Incentives

The alternatives of leased housing, elderly tax relief, voluntary agreements to hold prices or rents down with tax relief, rehabilitation without tax penalty, and other options should be explored to maintain and reduce sales prices and rentals.

12.2 Techniques to Provide Moderate Income Units

Subsidized housing in various forms should be explored for their appropriateness to the City's needs. In addition, other techniques such as in-lieu fees or a requirement for the developer to allocate a specific number of units for moderate income housing should be explored. Furthermore the application of new state and federal programs, when available, should be applied to meet Tiburon's housing needs.

State legislation, currently under consideration would provide state support in the form of low interest loans to developers of Planned Unit Developments for low and moderate income housing units. Existing and future programs to aid in the rehabilitation of some of the existing housing in Tiburon should be utilized wherever possible. These include federal programs, where available, together with state and other support programs.

Moderate income housing sites will be made available by qualified developers. Government funds, when available, will aid this process. Such sites would include air-rights over parking lots and minor access ways, for second story development over local shopping areas. No additional parking requirements should be made if it can be shown that adequate spaces can be duplicated with those existing parking facilities for the shopping areas.

Special consideration should be given to ease of access, privacy, common outdoor areas, public transportation and convenience to shopping and community facilities.

12.3 Tax Relief Programs

Increases in taxes due to inflation and home improvements force many elderly and moderate income families to leave their homes. This issue is not restricted to Marin County. However, the City should seek means for local tax relief so that the elderly, and moderate income families are not forced to leave the community.

12.0. INTRODUCTION

Many implementation recommendations have been included in the Recommendation Section described above. In addition, the following implementation program are recommended:

12.1. Financial Incentives

The alternatives of leased housing, directly tax relief, voluntary agreements to hold prices or rents down with tax relief, rehabilitation without tax penalty, and other options should be explored to maintain and reduce sales prices and rentals.

12.2. Techniques to Provide Moderate Income Units

Subsidized housing in various forms should be explored for their appropriateness to the City's needs. In addition, other techniques such as in-lieu fees or a requirement for the developer to allocate a specified number of units for moderate income housing should be considered. Furthermore the application of rent caps and federal programs, when available, should be applied to meet the moderate housing needs.

State legislation, currently under consideration, would provide state support in the form of low interest loans to developers of limited unit developments for low and moderate income housing units. Federal and state programs to assist the rehabilitation of some of the existing housing in Tiburon should be utilized wherever possible. These include federal programs, where available, together with state and other support programs.

Moderate income housing sites will be made available by qualified developers. Government loans, when available, will aid the process. Such sites should include air-rights over parking lots and other access ways; for second story development over local shopping areas. No additional parking requirements should be made if it can be shown that adequate spaces can be developed with those existing parking facilities for the shopping areas.

Special consideration should be given to ease of access, privacy, green outdoor areas, public transportation and convenience to shopping and community facilities.

12.3. Tax Relief Programs

Increases in taxes due to inflation and home improvements have very often and moderate income families to leave their homes. This issue is not restricted to Tiburon County. However, the City should seek means for local tax relief so that the elderly and moderate income families are not forced to leave the community.

13.0 GLOSSARY:

1. APARTMENT: A room or suite of two or more rooms which is designated for, intended for and/or occupied by one family doing its cooking therein, and renting the unit.
2. APARTMENT CONDOMINIUM: Same as above, except ownership of unit. Land is owned in common with other units.
3. COMMUNITY APARTMENT: It is defined as a development in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon. Community apartments shall be subject to the same restrictions and conditions as condominiums.
4. APARTMENT HOUSE: A building or portion thereof used and/or designed as a rental residence for three or more families living independently of each other, and doing their own cooking in said building, including apartment houses, apartment hotels and flats, but not including hotels, motels and trailer parks.
5. TOWN HOUSE: A residential building with single occupancy. Can be either one or two family or multiple housing with common walls (also known as Row House). As apartments or multiple family development all units would be rentals.
6. TOWN HOUSE CONDOMINIUM: Same as above, except ownership of air space containing unit only (e.g. King/Hutson 10 units, 90 Lyford Drive). Land is owned in common with other units.
7. TOWN HOUSE SUBDIVISION: Individual Townhouse on its own lot - minimal air space between units - no sideyards or visible distance between buildings - planned and developed as a subdivision, i.e. Red Hill Townhouses. Sold to individual owners.
8. MULTIPLE DWELLING: General term that includes all of the above.
9. LOW INCOME: Means those standards promulgated from time to time by the Marin County Housing Authority of Marin.
10. MODERATE INCOME: Means moderate income levels as specified by the Marin County General Plan including any revisions that may be made in the future.

1. **APARTMENT** - A room or suite of two or three rooms which is designated for use as a dwelling unit and is occupied by one family living in the unit.
2. **APARTMENT COMPLEX** - Same as above except ownership of unit, land is owned in common with other units.
3. **COMMUNITY APARTMENT** - Is defined as a building with two or more units divided into two or more units in the land as shown with the intent of exclusive use of any apartment building. Community apartments shall be subject to the same restrictions and conditions as condominiums.
4. **APARTMENT HOUSE** - A building or portion thereof used, or to be used, as a rental residence for three or more families living independently of each other, and doing their own cooking in each building, including apartment houses, apartment hotels and flats, but not including hotels, motels and tourist homes.
5. **TOWN HOUSE** - A residential building with similar ownership. It can be either one or two stories or multi-story with separate walls (also known as row houses). As apartments or multiple family development all units would be rentals.
6. **TOWN HOUSE CONDOMINIUM** - Same as above except ownership of all space containing unit only. (See Kinross 10 units, 30 Lyford Drive). Land is owned in common with other units.
7. **TOWN HOUSE SUBDIVISION** - Individual townhouses or two lots - minimum six feet between units - no sidewalks - no shared driveway between buildings - planned and developed as a subdivision. (See Hill Townhouses, 2010 to individual owners).
8. **MAINTENANCE DUTY** - General term that includes all of the above.
9. **LOT BOUNDARY** - Means those state established boundaries from the time by the North Carolina General Assembly of 1971.
10. **PRIVATE INCOME** - Means not more than the level as specified by the North Carolina General Assembly including any revisions that may be made in the future.

14.1 HOUSING STUDY AREA

The prime study area for the Housing Element includes the City of Tiburon and the unincorporated areas of the peninsula contained in census tract 1241 and 1242. The total planning area includes the communities of Strawberry and Belvedere, (census tract 1250 and 1230.)

14.2 DEMOGRAPHIC CHARACTERISTICS AND HOUSING DATA: (QUOTED FROM THE OPEN SPACE ELEMENT)

The Sketch Plan which was prepared in 1964 reported that in the early years of the 1960's, the Tiburon Peninsula (excluding Belvedere) was still growing at a faster rate than Marin County. It had grown particularly rapidly during the 1950's. The estimated population in 1964 was approximately 9,000, a substantial rise from the 1960 figure of 7,010. In 1970, the population of census tracts 1241, 1242, and 1250 (the equivalent of the 1960 tracts F-24 and F-25) was 12,155. Belvedere added another 2,599. Thus, growth on the Peninsula for the decade was rapid -- 73.3 percent compared with 42.7 percent in Marin County as a whole.

The growth appears to have been more rapid after the first half of the decade. Towards the end of the decade, however, the birth rate on the Peninsula began to drop significantly, as it did throughout the nation. By 1970, the Peninsula's household size had dropped to 2.77 persons from the 1960 figure of 3.16. The household size has been affected by the increase in apartment construction in Tiburon and especially on the Strawberry Peninsula where the figure dropped to 2.55. This change has had great significance for school and open space planning on the Peninsula.

Although the percentage of non-white persons had nearly doubled in 1970, it still remained low, reaching a total of 2.6 percent. As of 1970, Marin County and the San Francisco - Oakland metropolitan area had non-white population percentages of 4.5 and 19.3, respectively.

Compared to the 43 percent total population increase mentioned above, the most significant changes in the age composition occurred within the 15 to 24 age bracket. The number of 15 to 19 year olds rose by a 210 percent gain over 1960; the number of 20 to 24 year olds rose by 230 percent in ten years. During the decade the number of children under five years old remained nearly constant at slightly less than 700, while the number of children aged five to nine years increased by approximately 40 percent. This trend was emphasized by a drop in the average number of persons per housing unit from 3.15 in 1960 to 2.81 in 1970. This may suggest a lesser burden on the local school system than was previously envisioned.

Neighboring Strawberry displayed an even more dramatic decline of population aged 14 years or younger. This amounted to an approximate 25 percent decrease between 1960 and 1970, and was reflected in the average number of persons per housing unit dropping from 3.30 to 2.55.

The median income per household for Tiburon is estimated to have approximately doubled from 1960 to 1970. The median household income for Marin County in 1960 was \$8,110. This figure rose to an estimated \$13,746 in 1970, with about 50 percent of the County's households having an annual income of at least \$10,000.

The prime study area for the Housing Element includes the City of Tiburon and the unincorporated areas of the Peninsula contained in census tracts 1241 and 1242. The total planning area includes the communities of Strawberry and Belvedere, (census tracts 1252 and 1253).

14.2 DEMOGRAPHIC CHARACTERISTICS AND HOUSING DATA - (QUOTED FROM THE OPEN SPACE ELEMENT)

The Sketch Plan which was prepared in 1984 reported that in the early years of the 1980's, the Tiburon Peninsula (excluding Belvedere) was still growing at a faster rate than Marin County. It had grown particularly rapidly during the 1970's. The estimated population in 1980 was approximately 9,000, a substantial rise from the 1950 estimate of 7,000. In 1970, the population of census tracts 1241, 1242, and 1252 was 12,155. Belvedere added another 2,589. The growth on the Peninsula for the decade was rapid -- 73.3 percent compared with 42.7 percent in Marin County as a whole.

The growth appears to have been more rapid after the first half of the decade. Towards the end of the decade, however, the birth rate on the Peninsula began to drop significantly, as it did throughout the nation. By 1980, the Peninsula's household size had dropped to 2.77 persons from the 1950 figure of 3.18. The household size has been affected by the increase in apartment construction in Tiburon and especially on the Strawberry Peninsula where the figure dropped to 2.52. This change has had great significance for school and open space planning on the Peninsula.

Although the percentage of non-white persons had nearly doubled in 1970, it still remained low, reaching a total of 2.6 percent. As of 1970, Marin County and the San Francisco - Oakland metropolitan area had non-white population percentages of 4.5 and 12.4, respectively.

Compared to the 43 percent total population increase mentioned above, the most significant changes in the age composition occurred within the 15 to 24 age bracket. The number of 15 to 19 year olds rose by a 210 percent gain over 1960; the number of 20 to 24 year olds rose by 130 percent in ten years. During the decade the number of children under five years old remained nearly constant at slightly less than 700, while the number of children aged five to nine years increased by approximately 46 percent. This trend was emphasized by a drop in the average number of persons per housing unit from 3.12 in 1960 to 2.61 in 1970. This may suggest a lesser burden on the local school system than was previously envisioned.

Neighboring Strawberry displayed an even more dramatic decline of population aged 14 years or younger. This amounted to an approximate 25 percent decrease between 1960 and 1970, and was reflected in the average number of persons per housing unit dropping from 3.30 to 2.52.

The median income per household for Tiburon is estimated to have approximately doubled from 1960 to 1970. The median household income for Marin County in 1960 was \$8,110. This figure rose to an estimated \$13,746 in 1970, with about 80 percent of the County's households having an annual income of at least \$10,000.

The number of housing units in Tiburon and its adjacent unincorporated land increased 107 percent between 1960 and 1970, providing housing for the increasing resident population and bringing the total to 3,422. Within the same period, all of Marin County had experienced an increase of approximately 44 percent. In 1960, of this total number of housing units, approximately 67 percent were owner-occupied, 25 percent were renter-occupied and 8 percent were unoccupied (which included seasonally vacant and recently completed units). By 1970, the number of owner-occupied housing units had risen, but as a percentage of the total housing stock it had dropped to approximately 53 percent. According to 1960 and 1970 census figures within the City of Tiburon and the adjacent County land there was a decline in the vacancy rate of available units from 3.3 percent to 2.9 percent.

14.3 Total Population of the Tiburon Peninsula

The Open Space Element, because it assigns an open space designation to much of the Tiburon Peninsula, imposes significant constraints upon further residential development and, consequently, limits total population. By applying the median household size to the Open Space Element map, the holding capacity of the Peninsula can be calculated. The chart below compares population as of 1970 with the estimated holding capacities for the geo-political areas which comprise the Tiburon Peninsula.

Existing Population and Holding Capacity
Represented by Open Space Element

	<u>City of Tiburon</u>	<u>Tiburon County Land</u>	<u>Strawberry</u>	<u>Belvedere</u>	<u>Total Peninsula</u>
1970 Population (1970 Census)	6,209	3,099	2,828	2,599	14,734
Potential Increase From Existing Subdivision	2,000	2,275	225	0	4,500
Potential Increase From Areas Proposed for Subdivision	1,000	300	1,000	0	2,500
Estimated Holding Capacity	9,200	5,675	4,250	2,600	21,725

In most cases, undeveloped parcels which have already been subdivided and provided with street and utility improvements are recommended to be developed

The number of housing units in Tiburon and its adjacent unincorporated land increased 107 percent between 1960 and 1970, providing housing for the increasing resident population and bringing the total to 3,417. While in the same period, all of Santa County had experienced an increase of approximately 44 percent. In 1960, of the total number of housing units approximately 87 percent were owner-occupied, 12 percent were rented, occupied and 2 percent were unoccupied (data included separately vacant and recently completed units). By 1970, the number of owner-occupied housing units had risen, but as a percentage of the total housing stock it had dropped to approximately 83 percent. According to 1960 and 1970 census figures within the City of Tiburon and the adjacent County, there was a decline in the vacancy rate of available units from 3.9 percent to 2.8 percent.

14.3 Total Population of the Tiburon Peninsula

The Open Space Element, because it contains an open space designation to much of the Tiburon Peninsula, imposes significant constraints upon further residential development and, consequently, limits total population. By applying the median household size to the Open Space Element map, the holding capacity of the Peninsula can be calculated. The chart below compares population as of 1970 with the estimated holding capacities for the geo-political areas which comprise the Tiburon Peninsula.

Housing Population and Holding Capacity
Represented by Open Space Element

City of Tiburon	City of Tiburon	County Land	Stinson	Belvedere	Total Peninsula
1970 Population (1970 Census)	2,204	2,092	2,282	2,282	8,858
Potential Increase from Existing Subdivision	2,000	2,222	222	0	4,500
Potential Increase from Areas Proposed for Subdivision	1,000	600	1,000	0	2,600
Estimated Holding Capacity	4,200	2,672	2,220	2,280	11,372

In most cases, undeveloped parcels which have already been subdivided and provided with street and utility improvements are recommended to be developed

at densities prescribed by current City or County zoning. Within the City of Tiburon, new development to complete these subdivisions is expected to account for a population increase of at least two thousand persons. Likewise, existing subdivisions within the unincorporated area (including Strawberry) are anticipated to add about 2,500 persons to the Peninsula's total population when completed. Belvedere is considered to have already reached its holding capacity, at 2,600. These potential increases would bring the population within the present City limits to approximately 8,200 and the total population of the Peninsula to about 19,250.

Lands not yet subdivided, but considered suitable for residential development are also designated in the Open Space Element. New subdivision is expected to contribute approximately one thousand more persons to the City's population (based on an average density for single-family development of two dwelling units per gross acre). In most cases, this density is recommended to be achieved through the "clustering" of single-family attached and detached structures. Vacant County land is considered capable of suitably accomodating about 1,500 new residents, with multiple-family densities in Strawberry accounting for the bulk of that increase. Thus, the estimated holding capacity represented by the Open Space Element totals 9,200 for the City of Tiburon and 21,725 for the entire Peninsula (including Belvedere). This amounts to a potential increase of about seven thousand persons over the total population reported in 1970. As envisioned in the 1965 Sketch Plan, holding capacities of the total Peninsula and the City, alone, were to be considerably higher at 26,500 and 19,000, respectively. These figures, however, were based on earlier assumptions as to family size, density, open space, etc.

at densities presented by current City or County zoning. Within the City of Tishum, new development to replace these subdivisions is expected to amount for a population increase of at least two thousand persons. Likewise, existing subdivisions within the unincorporated area (including Belvedere) are anticipated to add about 2,500 persons to the Peninsula's total population when completed. Belvedere is considered to have already reached its holding capacity, at 2,500. These potential increases would bring the population within the present City limits to approximately 8,500 and the total population of the Peninsula to about 12,500.

lands not yet subdivided, but considered suitable for residential development and also designated in the Open Space Element. New subdivision is expected to contribute approximately one thousand more persons to the City's population (based on an average density for single-family development of two dwelling units per gross acre). In most cases, this density is expected to be achieved through the construction of single-family attached and detached structures. Vacant County land is considered capable of supporting approximately 1,500 new residences, with multiple-family densities. Thus, the estimated holding capacity represented by the Open Space Element totals 2,500 for the City of Tishum and 21,725 for the entire Peninsula (including Belvedere). This amounts to a potential increase of about seven thousand persons over the total population reported in 1970. As anticipated in the 1985 Sketch Plan, holding capacities of the total Peninsula and the City alone, were to be considerably higher at 25,500 and 19,500, respectively. These figures, however, were based on earlier assumptions as to family size, density, open space, etc.

14.4 EXISTING CONDITIONS

The City of Tiburon today is a community of 6,718 residents housed in 2,490 dwelling units.¹ Of these, 1,604 are single family dwellings and 886 (273 in 2-4 unit buildings, 613 in buildings of 5 units or more) are multiple dwellings.¹ Most of the City's Housing is contemporary with the majority of dwellings having been constructed since the early 1950's.² In addition, a significant number of charming older homes exist - particularly in the "Old Tiburon" area of the City.

Approximately 40% of the land within the City remains undeveloped - ² with the major portion designated as permanent open space. Some vacant land suitable for residential development exists, both subdivided and unsubdivided, but it is limited in amount and high in acquisition and development costs.

Tiburon's residents earn a high median family income - in excess of \$19,000 annually.³ A high percentage of the 2,490 households are families with an average of 2.78 persons¹ per household, which is slightly lower than the County average. The median age is 32.2 years³ and slightly higher than the County median. The 1970 census indicates that 2.3% of the residents are "non-white" compared with a County population mix of 4.1%.³ Approximately two thirds of the City's work force is employed outside Marin County - primarily in San Francisco.²

The average sales price of houses in Tiburon rose from \$55,070 in 1969 to \$77,175 in 1973 - a rise of 40%.⁴ The countywide average rise during the same period was 46%.⁵ Rents are high - averaging \$300 - \$400 per month for a two bedroom apartment, and in excess of \$450 per month for larger units and small houses.

-
1. Source: State of California, Department of Finance - 4/73
 2. Source: City Staff.
 3. Source: 1970 Census.
 4. Source: Tiburon Realtors.
 5. Source: Marin County Board of Realtors.

Year	Total	Per	Total	Per	Total
	H.H.	Total	H.H.	Total	H.H.
1	10,000	100	10,000	100	10,000
2	12,000	120	12,000	120	12,000
3	14,000	140	14,000	140	14,000
4	16,000	160	16,000	160	16,000
5	18,000	180	18,000	180	18,000
6	20,000	200	20,000	200	20,000

* Percentages calculated assuming all Census Dwelling Units are in Class "Owner-occupied" and the Median Age is 32.2 years.

The City of Tiburon today is a community of 5,715 residents located in 2,498 dwelling units. Of these, 1,400 are single family dwellings and 888 (17% in 2 1/2 unit buildings, 81% in buildings of 3 units or more) are multiple dwellings. Most of the City's housing is concentrated with the majority of dwelling having been constructed since the early 1950's. In addition, a significant number of charming older homes exist - particularly in the "Old Tiburon" area of the City.

Approximately 40% of the land within the City remains undeveloped - 2. with the major portion designated as permanent open space. Some vacant land suitable for residential development exists, both subdivided and unsubdivided, but it is limited in amount and high in acquisition and development costs.

Tiburon's residents earn a high median family income - in excess of \$18,000 annually. A high percentage of the 2,498 households are families with an average of 2.78 persons per household, which is slightly above the County average. The median age is 32.2 years and slightly higher than the County median. The 1970 Census indicates that 2.3% of the residents are "non-white" compared with a County population of 4.1%. Approximately two thirds of the City's work force is employed outside Marin County - primarily in San Francisco.

The average sales price of houses in Tiburon rose from \$25,070 in 1959 to \$77,175 in 1973 - a rise of 404%. The countywide average rise during the same period was 188%. Rents are high - averaging \$300 - \$400 per month for a two bedroom apartment, and in excess of \$450 per month for larger units and small houses.

1. Source: State of California, Department of Finance - #478
2. Source: City Staff.
3. Source: 1970 Census.
4. Source: Tiburon Residents.
5. Source: Marin County Board of Realtors.

14.5 SUPPLEMENTAL DATA:

	<u>1970</u>	<u>1973*</u>
Total Dwelling Units	2,236 B	2,490 A
Single Family Dwellings	1,429 B	1,604 A
Multiple Dwellings	807 B	886 A
2 - 4 Units	263 B	273 A
5 or more Units	544 B	613 A
Total Condominiums	0 C	176 C
Total Rental Units	807 C	710 C

* Does not include:

- 6 rental units under construction
- 14 units (48 Lyford) built since June 1973
- 102 units approved 3/74 Hilarita

Sources

- A. State of California, Department of Finance - 4/73.
- B. 1970 Census.
- C. City Staff, data as of June 1973.

14.6 MODERATE INCOME AS A % OF MEDIAN INCOME

Definition - Defines moderate income level as a percentage of the median income level in the County. For Marin County, 1970, the median household income was \$13,820. (\$12,564 adjusted to December, 1973 dollars); 80% of this figure is \$11,056. When median and moderate income figures are broken down by household size, we derive the following statistics:

Moderate Income as a Percent of Median Income

Median Income by Household
Size, 1973 Dollars *

Persons	Total H. H.	Rent Total + 48	Value Total X 2.5	Owner occ. H.H.	Renter occ. H.H.
1	6,332	131	15,830	6,235	6,393
2	12,914	269	32,285	14,584	10,318
3	14,628	304	36,570	17,926	10,017
4	16,075	334	40,187	18,220	11,724
5	17,307	360	43,267	19,536	11,758

* Median Calculated Assuming All Cases Evenly Distributed
In Class Interval Containing the Median
H.H. = Households

1970	1973*
Total Dwelling Units	2,438 B
Single Family Dwellings	1,423 B
Multiple Dwellings	807 B
2 - 4 Units	283 B
5 or more Units	544 B
Total Condominiums	0 C
Total Rental Units	807 C
	710 C
	176 C
	613 A
	273 A
	888 A
	1,604 A
	2,498 A

* Does not include:

- 6 rental units under construction
- 14 units (#8 Lyford) built since June 1973
- 103 units approved 3/7/74

Sources

- A. State of California, Department of Finance - #773.
- B. 1970 Census.
- C. City Staff, data as of June 1973.

14.6 MODERATE INCOME AS A % OF MEDIAN INCOME

Definition - Defines moderate income level as a percentage of the median income level in the County. For Marin County, 1970, the median household income was \$13,820. (\$12,584 adjusted to December, 1973 dollars). 80% of this figure is \$11,056. When median and moderate income figures are broken down by household size, we derive the following statistics:

Moderate Income as a Percent of Median Income

Median Income by Household Size, 1973 Dollars *

Persons	Total H. H.	Rent Total + #8	Value Total X 2.5	Owner occ. H.H.	Renter occ. H.H.
1	6,332	131	15,830	6,232	6,393
2	12,914	269	32,282	14,584	10,318
3	14,628	304	36,570	17,926	10,017
4	16,075	334	40,187	18,220	11,724
5	17,307	360	43,267	19,538	11,758

* Median Calculated Assuming All Cases Evenly Distributed In Class Interval Containing the Median H.H. = Households

Moderate Income by Household
Size, 1973 Dollars - 80% Median

Persons	Total H.H.	Rent Total $\div$ 48	Value Total $\times$ 2.5	Owner occ. H.H.	Renter occ. H.H.
1	5064	105	12660	4789	5114
2	10331	215	25827	11667	8254
3	11702	244	29255	14341	8038
4	12868	268	32170	14576	9379
5	13846	288	34615	15629	9406

February 25, 1974

The following observation can be noted from the above figures:

1. The median income for one person households is significantly low for both owner and renter occupied households. Previous studies indicate a significant increase (from 13.4% to 17.7%) in the numbers of such households in Marin County from 1960 to 1970.
2. Renter occupied household income increases for two person households, but does not rise significantly for 3, 4, and 5 person households.
3. Owner occupied household income doubles for two person households and then increases substantially for each additional household member.
4. There is a great disparity between renter and owner occupied household income.

Source: Marin County Planning Department Staff Report, February 25, 1974
Determination of Moderate Income Levels for Marin County p. 5, 6.

Household Income by Household
Size, 1971 Census - 100 Miles

Person	Total N	Male Total + 1/2	Female Total X 1.5	Value Total N	Person per N
1	2584	102	1260	4780	514
2	10331	213	1383	1187	834
3	11307	244	1323	1431	808
4	13678	268	1170	1434	932
5	11706	288	1022	1502	946

February 13, 1974

The following observation can be noted from the above figures:

1. The median income for one person households is significantly low for both under and over 100 miles. Figures indicate a significant increase (from 11.4% to 17.5%) in the number of such households in Harris County from 1960 to 1970.
2. Better occupied households (more income for two person households, but does not rise significantly for 3, 4, and 5 person households).
3. Better occupied households income doubles for two person households and then increased substantially for each additional household member.
4. There is a great disparity between under and over occupied household income.

Source: Harris County Planning Department Staff Report, February 13, 1974
Investigation of Household Income Levels for Harris County p. 5, 6



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